

Homeownership Trends and Emerging Markets in Virginia, 1990-2010

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Homeownership in Virginia, 1990, 2000

- 1990 Ownership Rate, Decennial Census: 66.3%
- 2000 Census, Va: 68.1%
- Ownership rate increased 1.8% points
- Less than anticipated given aging and interest rates
- 2002 ACS, 67.8%
- 2010 – stable or declining homeownership?

Emerging Markets

- Recent Immigrants
- Native born African-Americans
- Hispanics
- Single parents
- Increase in young renters
- Non-family households
- Special needs populations
 - Elderly
 - People with disabilities

Reasons for Disparities in Owner Rates

- Income, Age, Household Type
- Wealth--Whites own homes at a higher rate than minorities in wealth-constrained households
- Mobility
- Recent Immigration—5-10 year lag?
- Education
- Childhood experience
- Preference
- Access to credit
- Location
- Land use planning & affordable housing
- Discrimination

Immigrant Homeownership Rate

- Homeownership rates for immigrants are tied closely to legal status, income, and duration of U.S. residence
- Naturalized citizens who entered the United States before 1979 have about a 73% homeownership rate - significantly exceeding the native rate of 68 percent
- The rate is dramatically lower for those immigrants who have not been naturalized and for all immigrants who entered the United States since 1984

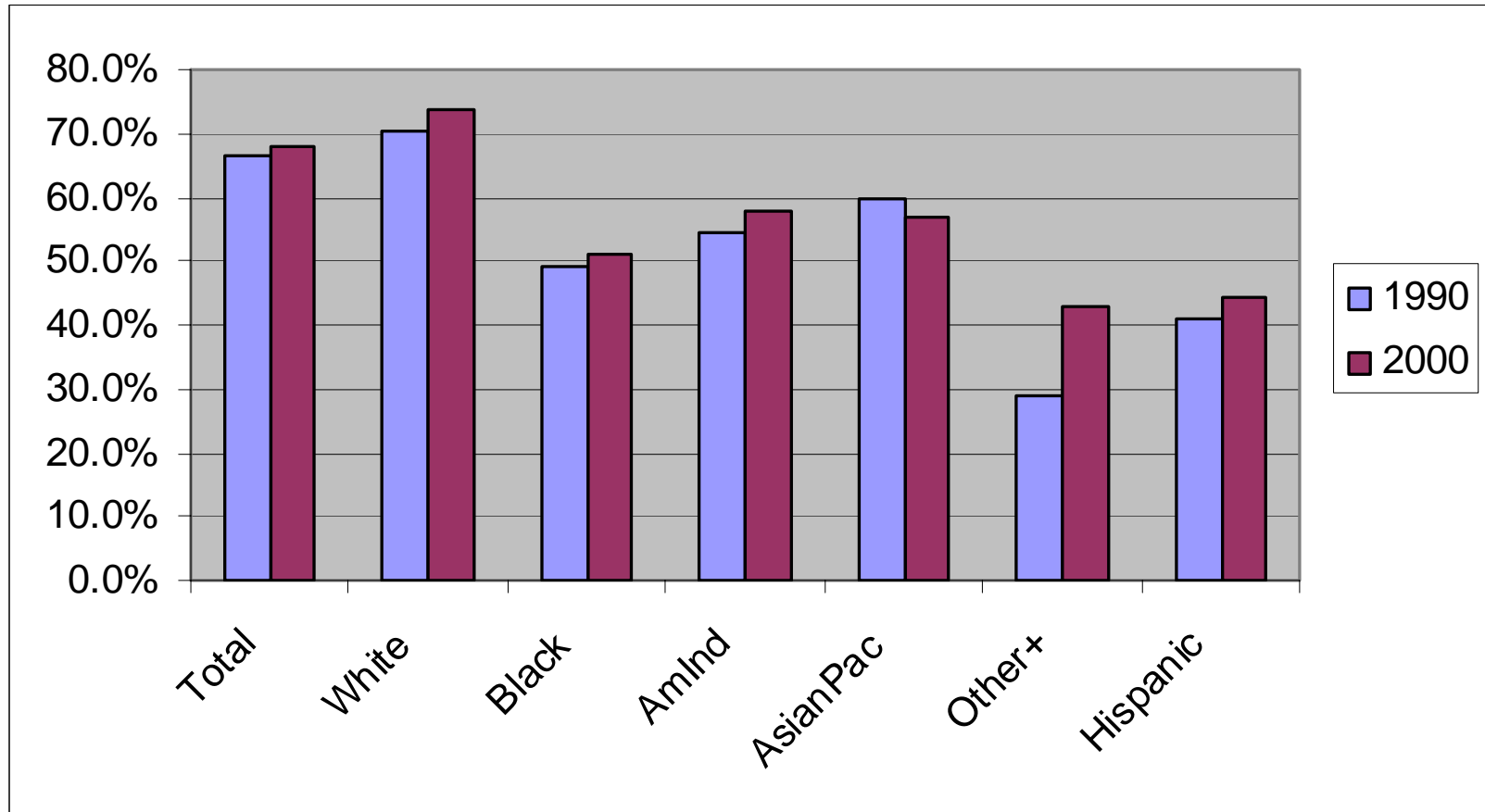
Immigrant/Native-born Homeownership Gap

- Homeownership gap between immigrant and native-born households widened substantially between 1980 and 2000, with much of the widening occurring during the 1990s
- The ownership rate for immigrant households was 51.2% in 1980, 49.9% in 1990, and 47.4% in 2000
- In contrast, homeownership for native-born households increased from 63.2% in 1980 to 67.2% by 2000
- Homeownership gap among immigrant groups according to national origin
- In 1990, the homeownership rate was 78.8% for Italian immigrants, 38.4% for Mexican immigrants, and 14.2% for immigrants from the Dominican Republic

Overview of Major Trends in Virginia

- Non-Hispanic minorities lagged behind ownership gains for whites
- Increased demand by single parents and non-families
- Cohorts under age 55 had declining ownership rates
- Aging of population drove ownership increases in the 1990s rather than increased opportunity
- The homeownership boost from aging will soon decrease
- Virginia needs to create greater opportunities for minorities and women

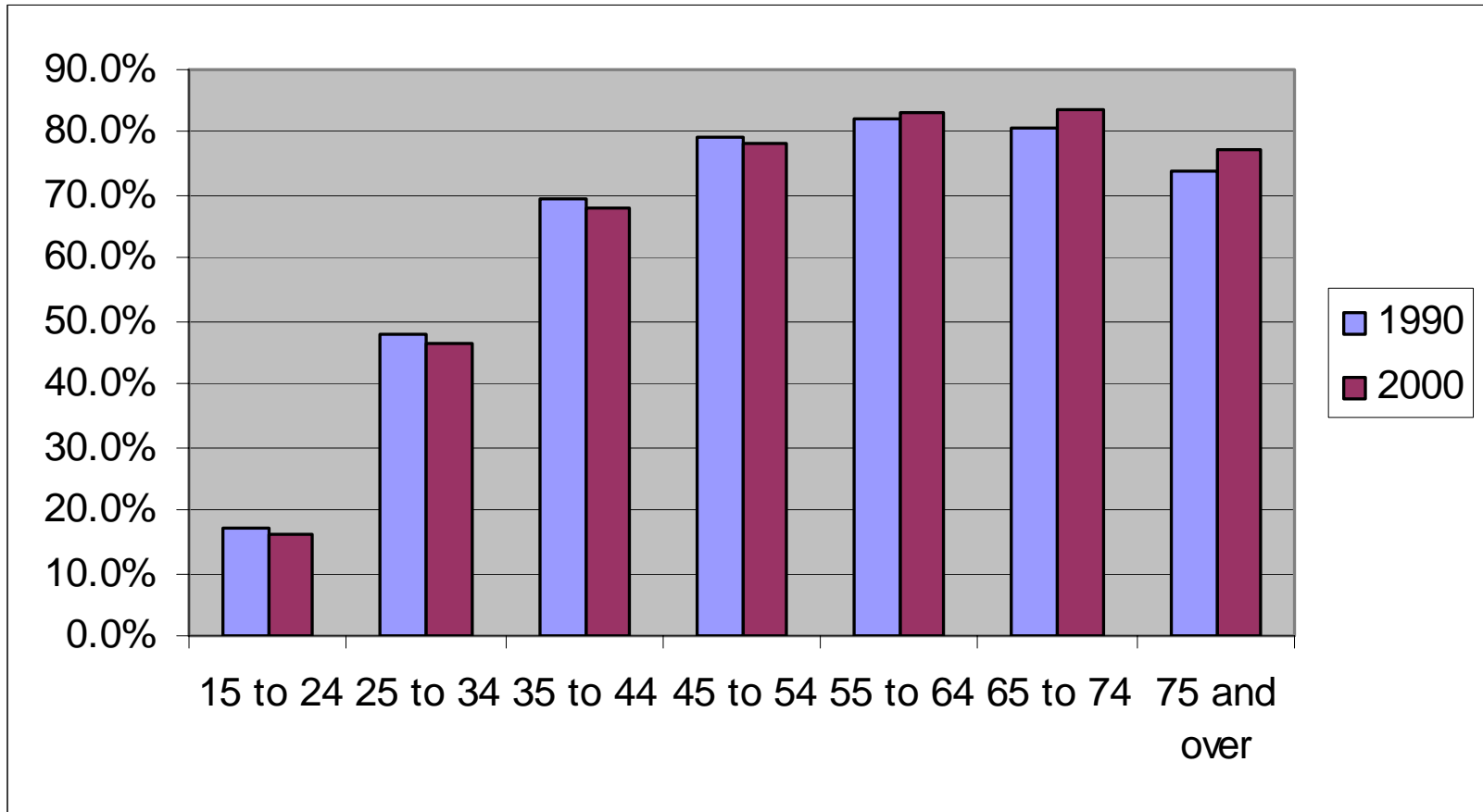
Owner Rates by Race, Va, 1990 and 2000



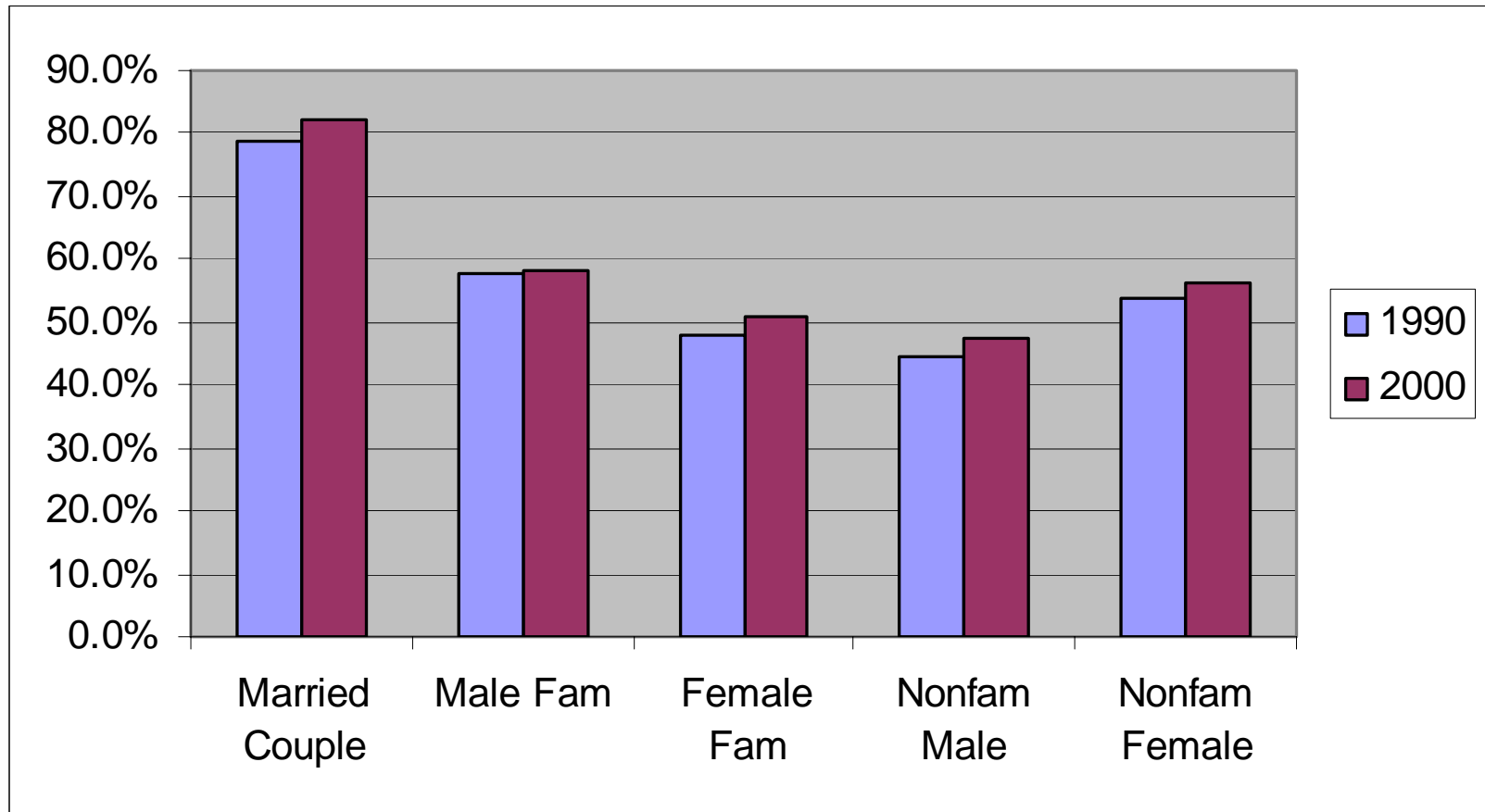
Shift in Owner Rates, 1990-2000, Va

White	3.1%
Black	1.9%
AmInd	3.7%
AsianPac	-2.7%
Other+	13.8%
Hispanic	3.4%

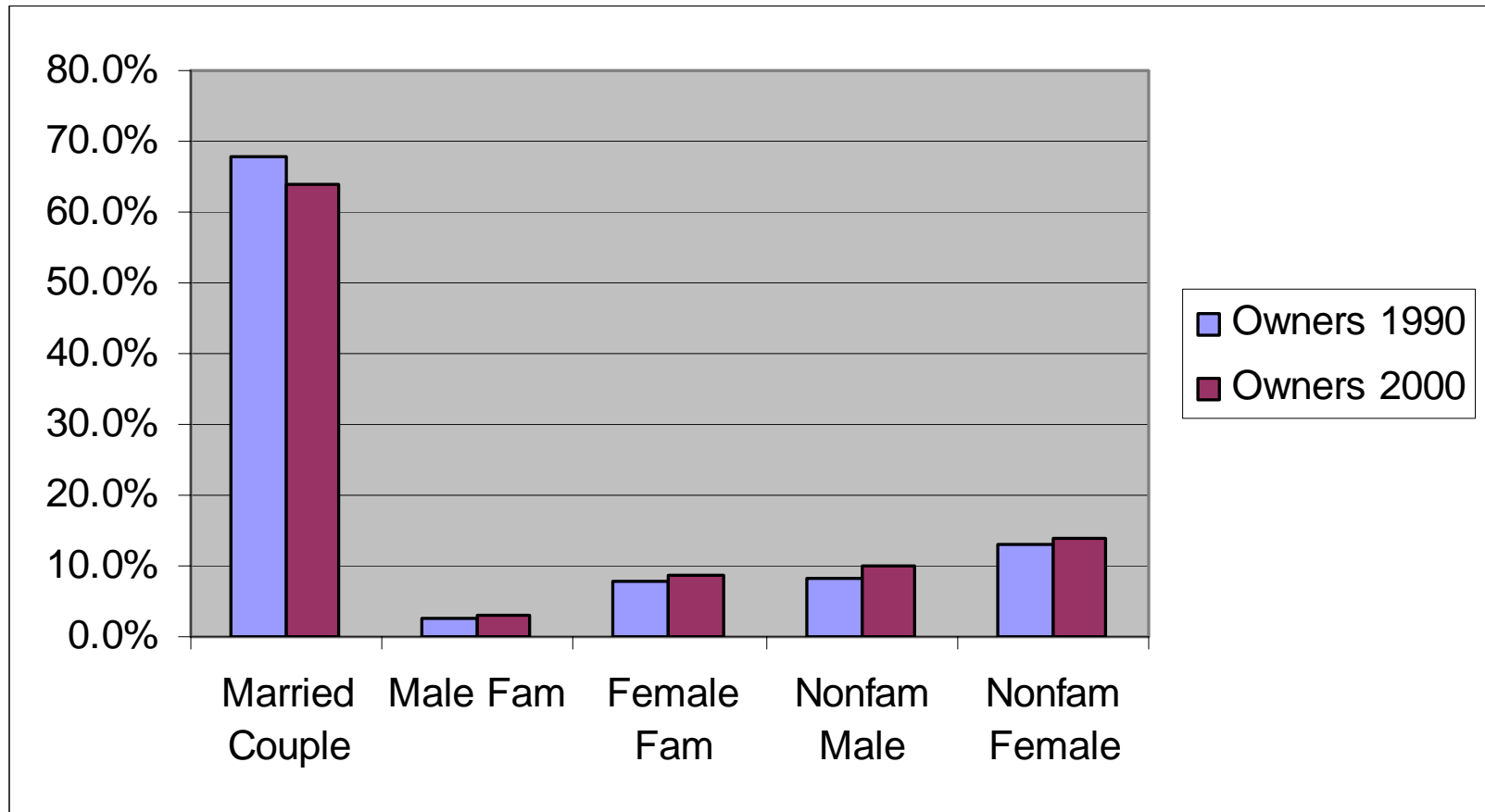
Owner Rates by Age, Va, 1990, 2000



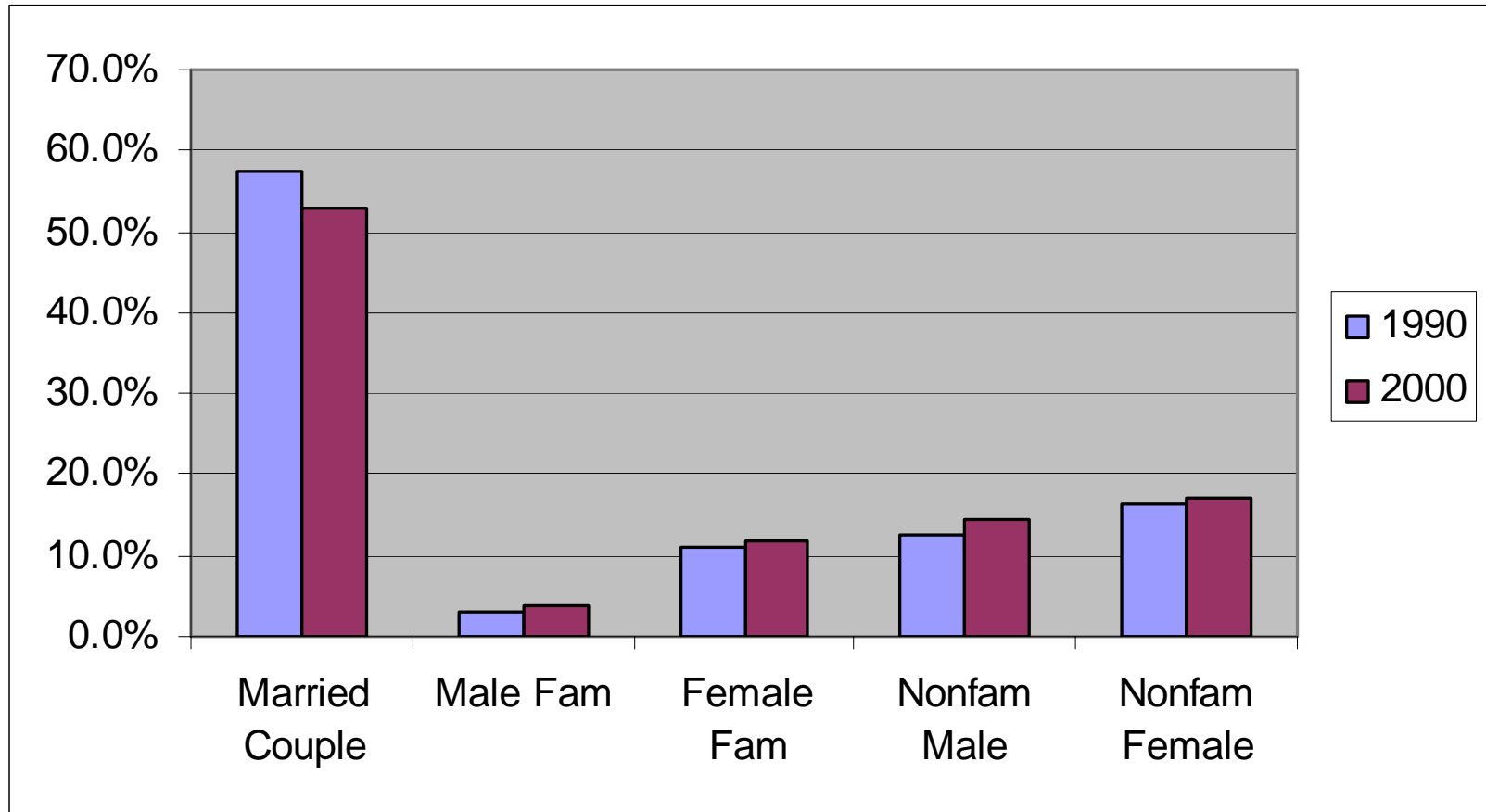
Owner Rates by Household Type, Va, 1990, 2000



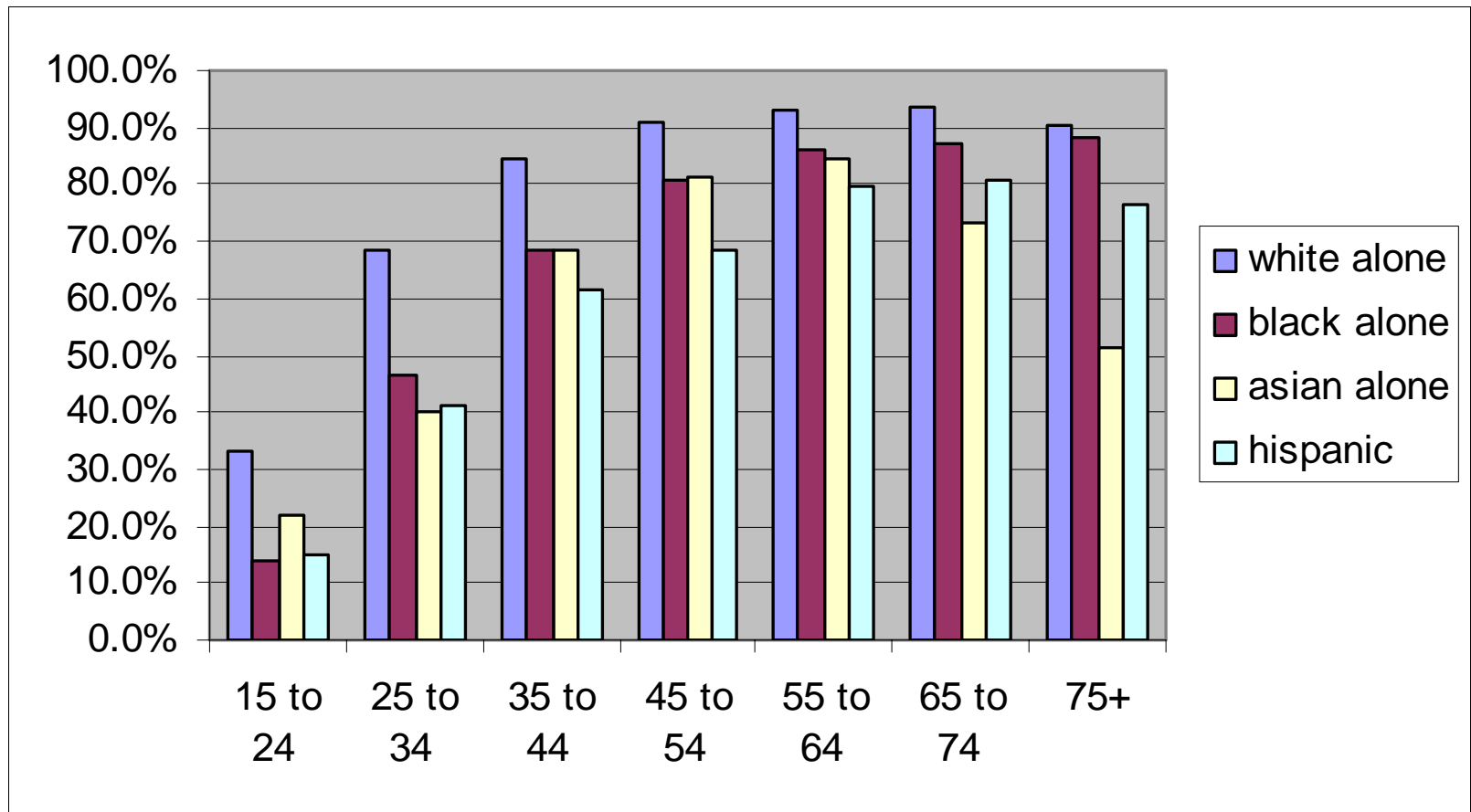
Owners by Percent Household Type, Va, 1990, 2000



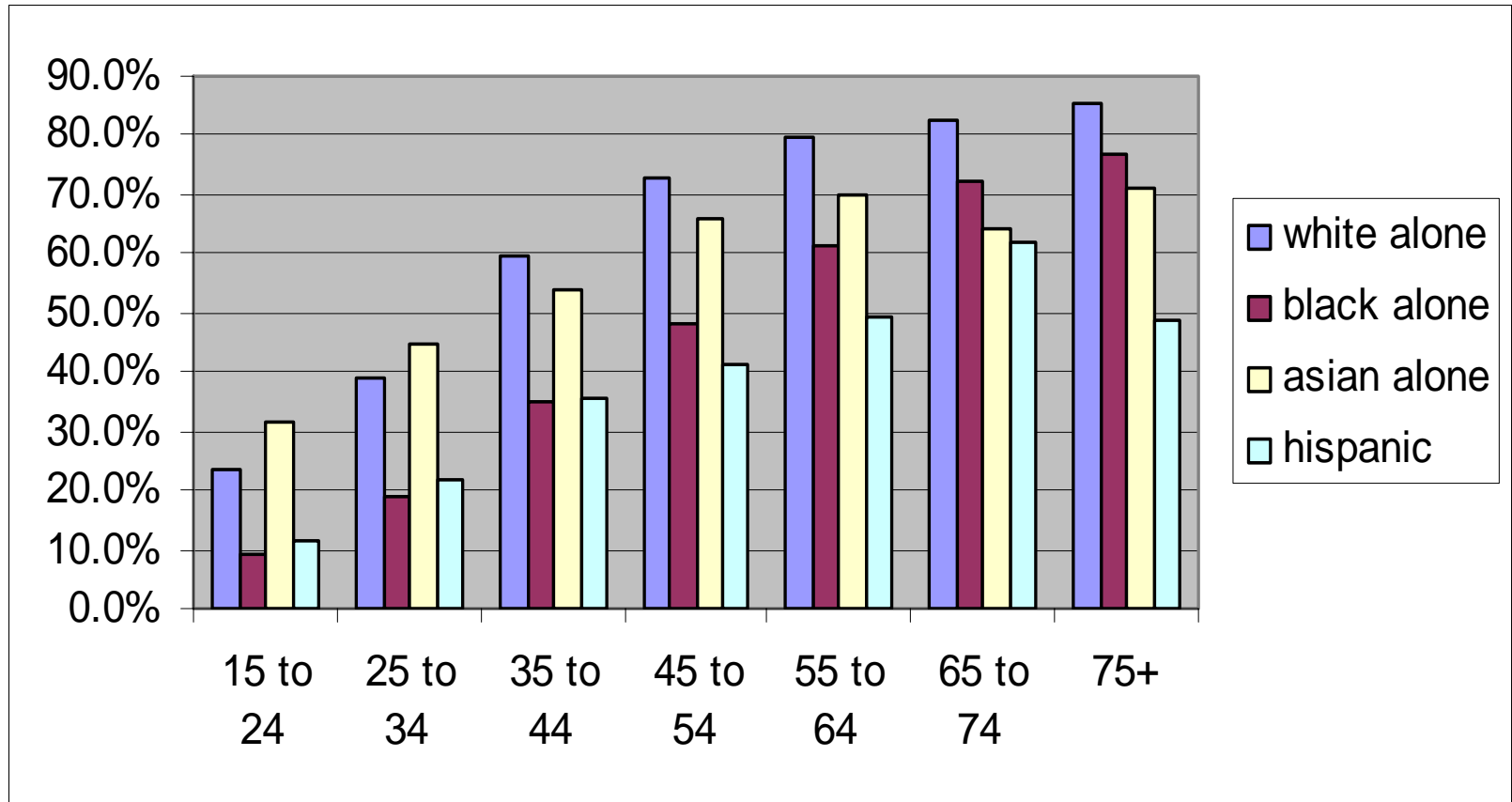
Household Type Distribution, Va, 1990, 2000



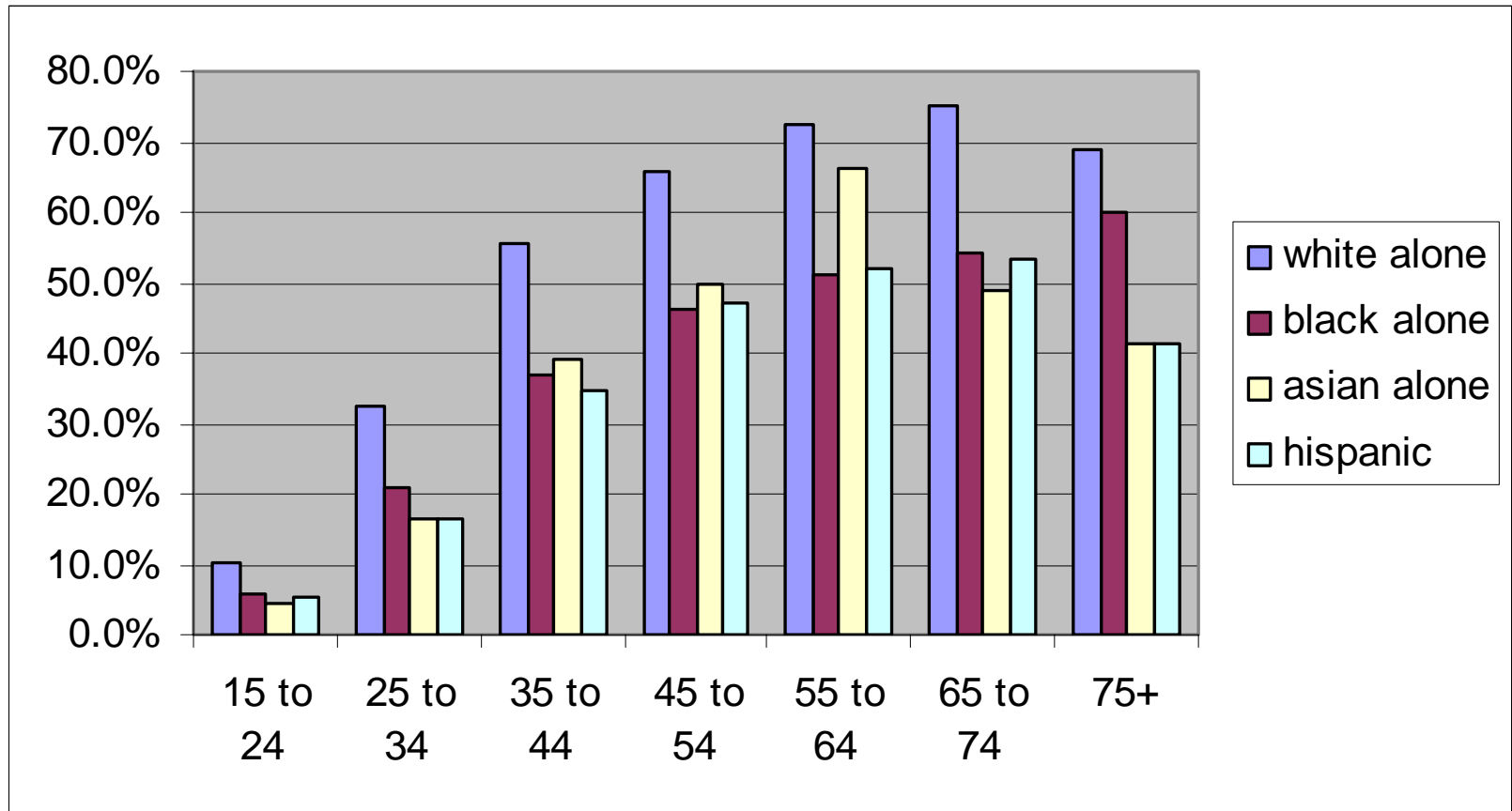
Owner Rates, Married-Couple Families, Age and Race, Va, 2000



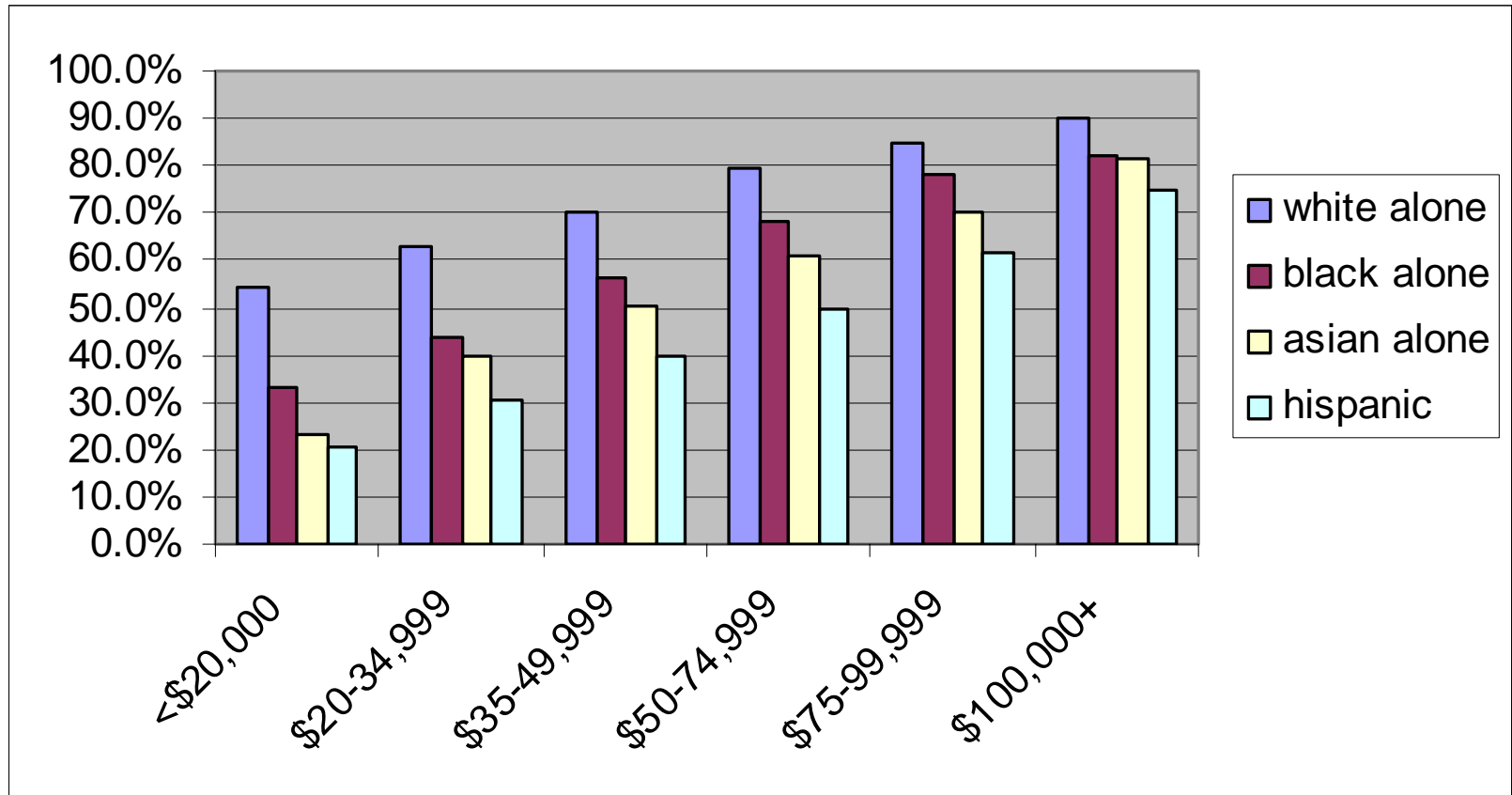
Owner Rates, Other Families, Age and Race, Va, 2000



Owner Rates, Nonfamilies, Age and Race, Va, 2000



Owner Rates, Income, Race, Va, 2000



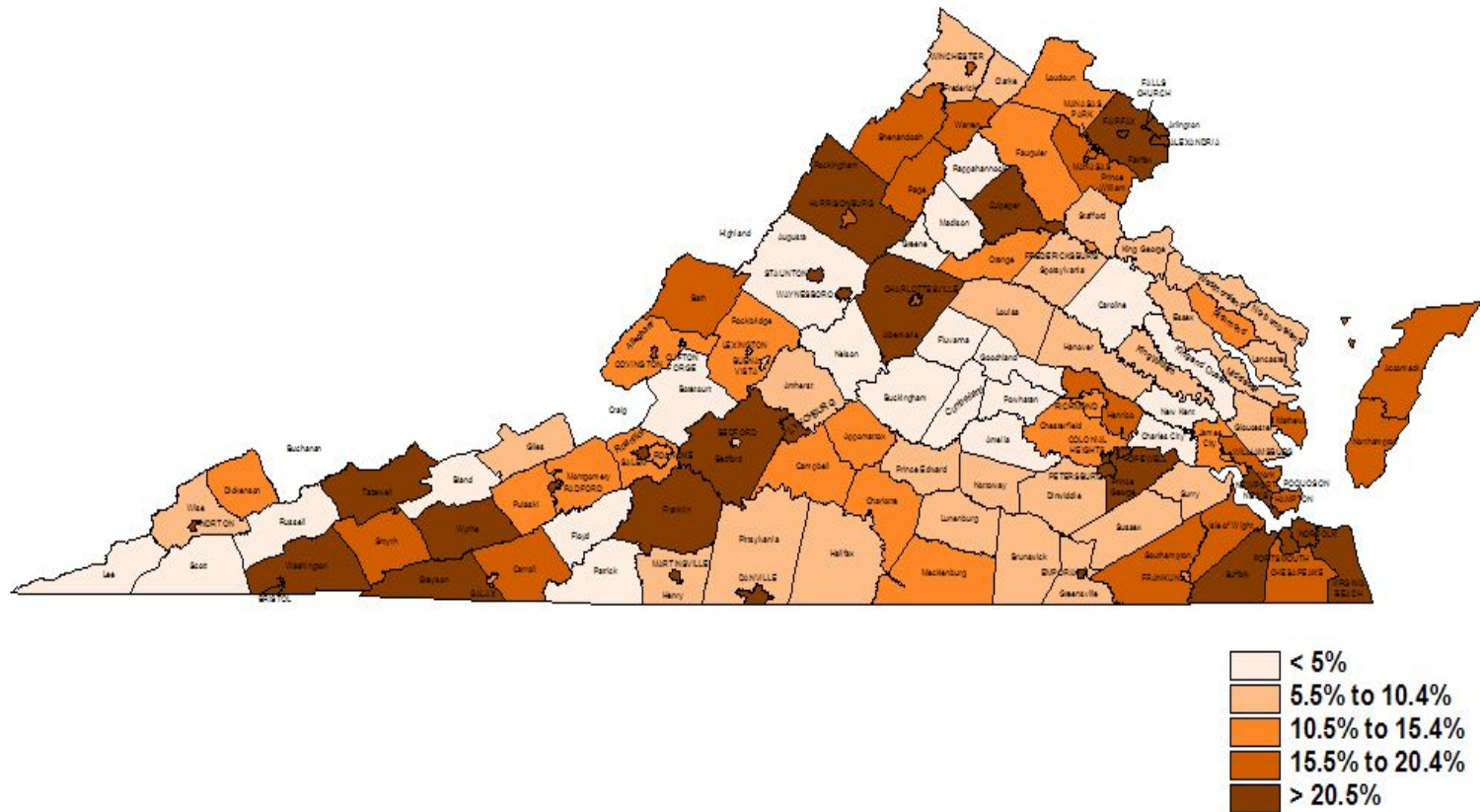
Geography of Virginia's Ownership Gap

- The gap is highest in and around urban centers
- Segregated housing markets could contribute to lower ownership rates for blacks
- Exclusionary zoning could contribute to a lack of affordable housing in suburban jurisdictions
- The average black-white and Asian-white gaps are both 14% points; the Hispanic-white gap is larger

Geography cont.

- Asians are highly concentrated in Northern Virginia (68%), with 46% in Fairfax County
- In Fairfax, the Asian-white gap is 13 points while the black-white gap is 28 points
- In Arlington, the Asian-white gap is 26 points and the black-white gap is 22 points
- In Prince William, the Asian-white gap is only 7 points and the black-white gap is 17 points
- The black-white gap is lowest in rural, Central Virginia and highest in urban centers

Homeownership Gap by Race, White/Black alone



Source: U.S. Bureau of the Census, 2000

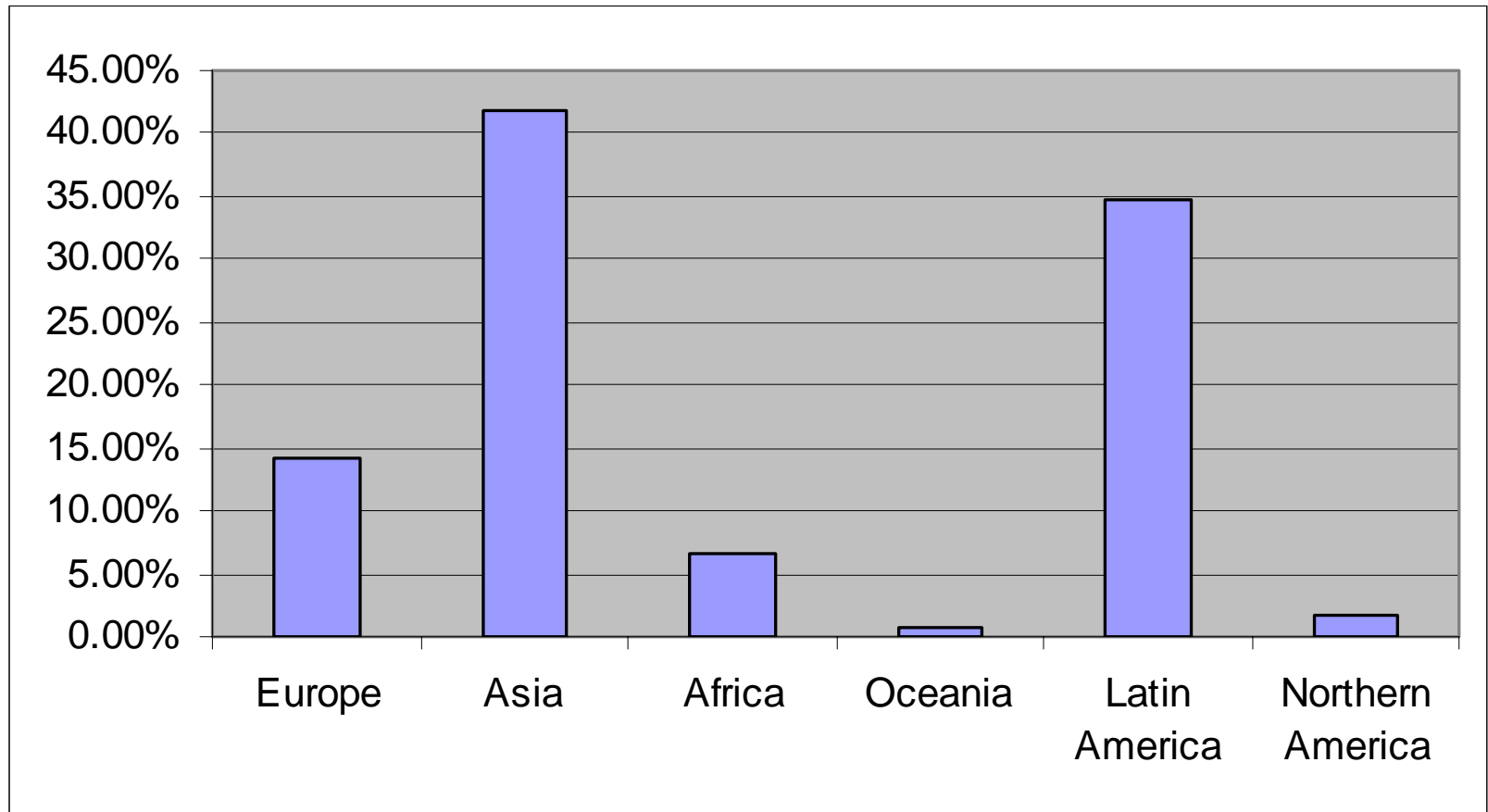
Net International Migration into VA

- Between 2000 and 2002 Virginia increased by nearly 76,000 people from foreign migration
- Net international migration was double the amount of net internal migration
- 35% of Virginia's growth is due to foreign migration
- Immigrants are expected to contribute more than 25% and minorities 66% of net population growth in the nation

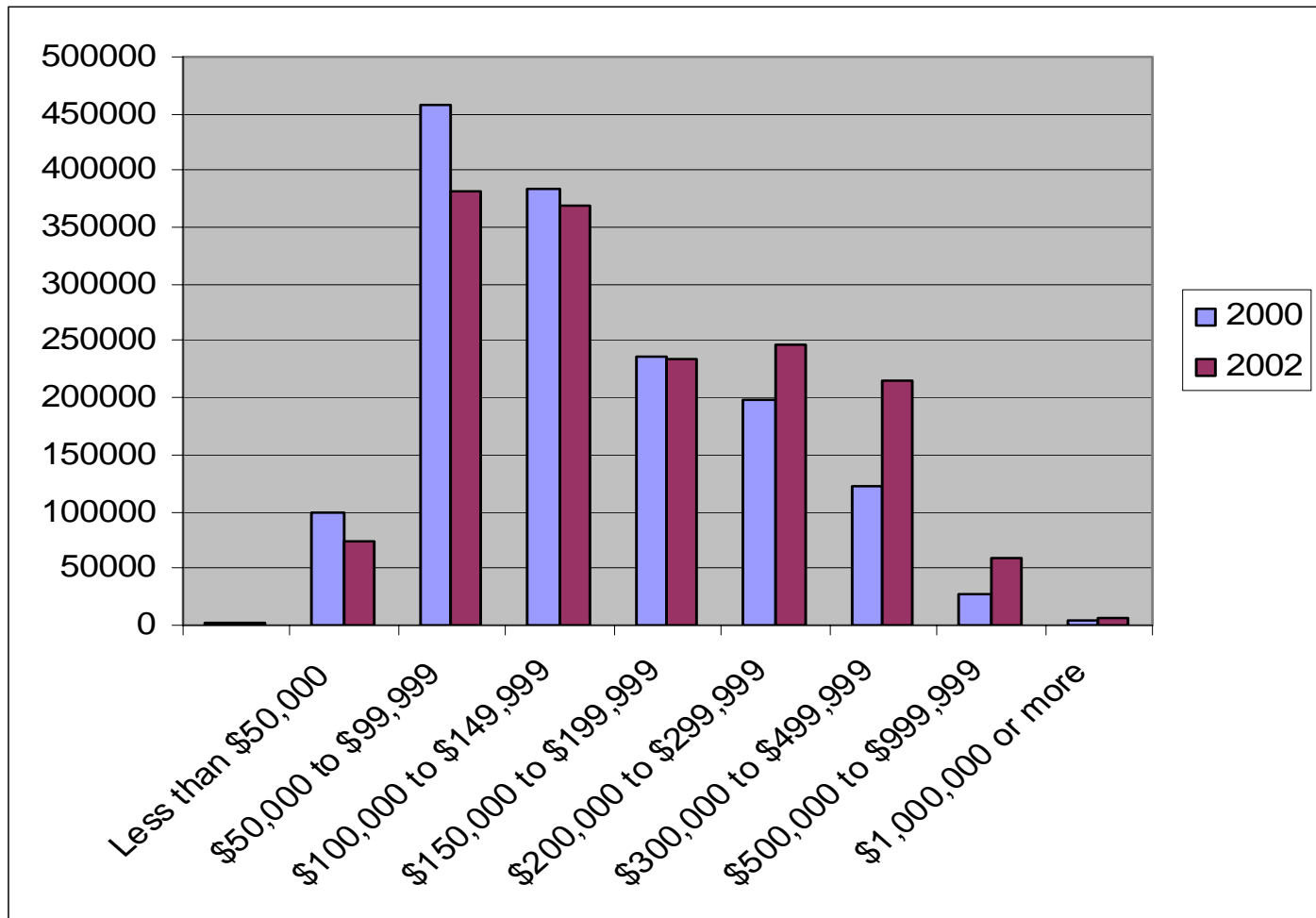
Largest Foreign Migration, 2000-20002

- Fairfax, 28,790
- Arlington, 8,814
- Alexandria, 5,582
- Prince William, 3,937
- Virginia Beach, 3,038
- Henrico, 2,467
- Norfolk, 2,315
- Loudon, 2,302
- 43 counties and cities had 100 or more foreign immigrants, 2000-2002

Foreign Born Population in Va, 2002



House Values, 2000, 2002



Rents, 2000-2002

- There were nearly 15,000 fewer units with gross rents below \$500 (adjusted for inflation), a –7% decrease
- Units with gross rents of \$1,000+ increased by 20,700 units
- About 30,000 more renters had cost burdens of 35% or more

Affordable Housing and Emerging Markets

- The supply of affordable housing is dwindling in the places where demand is expanding
- Concentration of affordable housing in older, central cities diminishes opportunities
- Our focus should be on choice and opportunity, not just ownership
- Good quality, affordable rental housing is essential to maintaining choice and opportunity

Choice and Opportunity Require Fair Growth

- Aggressively Enforce VRS 15.2-2223

The [comprehensive] plan shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.